



**NORTH  
LOOP**  
NEIGHBORHOOD

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**North Loop Neighborhood Association  
P&Z Meeting Notes**

**July 24, 2019  
6:00 P.M.**

**Colonial Warehouse Co-Working Lounge, 212 3<sup>rd</sup> Avenue North**

Board members in attendance include: Irina Brown, Alice Eichholz, Bob Hinrichs, Mark Huting, Joe McErlane, David Miller, Neil Reardon, Matt Sharkey-Smith, Jo Vos

- 1. P & Z July Meeting called to order at 6:00 P.M.**
- 2. Motion is made by Irina, seconded by Mark, and unanimously approved by the Board to approve the Board meeting agenda and previous minutes.**
- 3. One Minneapolis Brewery.** Name change, now a “fermentary”. Sally, Ramsey, and presented. Business will be located at 618 N. 5<sup>th</sup> Street across from Number 12 Cider. Knew they wanted to be in the NL. Signed the lease in January. Under construction.
  - a. Mission to stand out in the scene. Trying to diversify the scene through more diversity in age, race, sexual orientation in all aspects of the staff. Also will have diverse offerings – beer, cider, cocktails.
  - b. Create a space for everyone, hence the new name. Everyone likes the feel of the brewery, but only 40% like beer.
  - c. Will work with local breweries and wineries. Schramm Vineyards, La Dona for example.
  - d. Reclaiming a lot of the building materials, bricks, trees.
  - e. Applying for an on-sale license and will need a letter of support
  - f. Anticipate opening October 1 – soft opening.
- 4. Steve Fletcher, Councilmember – Ward 3**
  - a. Process for approval: Developer buys the land, talk to CPED, then goes to councilmember and NLNA. Steve asks – have you talked to the neighborhood, is there an affordable housing component, parking, fit in to the neighborhood. Get a concept to the Committee of a Whole and they give feedback. Eventually get to the planning commission.
  - b. Overlapping and contradictory laws when it comes to local zoning. The current law will prevail for zoning restrictions.

- c. About a year and half out from approving the new 2040 plan zoning ordinances. Changing the definitions will take a while. Including zoning-1. Some areas will be upzoned and some downzoned.
- d. Small area plan guides interpretation.
- e. Neighborhood input helps gives the councilmember an understanding if he should support or not support something
- f. For TMBR even if the 2040 said 6 stories, but they could have applied for a variance for 10 based on the current zoning and historic preservation. Could have sued and won given the current law.
- g. Can't buy your view, happens all over the city
- h. They can change plans after approval only slightly, if they change significantly, they should have to go back to planning commission with a new application
- i. How much variance til it's a new project? Example: Federal Reserve Parking Ramp
- j. Q: How do the neighborhoods and council find out if the plans have changed from the development side? Especially as it concerns greening the neighborhood?
  - 1. A: Make sure its documented. Greening can be retroactively done. Really its complaint based. Steve wants a public works person to work with developers proactively to redo the sidewalks, green space, etc. They've done a whole plan downtown with streets, curbs, etc. and had the developers help do the city work. His plan is to implement this in the NL.

#### **5. DUFFEY Redevelopment, Cedar Street, BKV**

- a. Adaptive Reuse, working with SHIPO, Hesse Roise
- b. Originally Minneapolis Iron Store – big building, steel building, lindsey warehouse/grocery
- c. Adding retail, mostly in the Iron Store building, on the garden level, dock side as a patio. Bought the site today.
- d. Want a food/bev on the patio/dock side
- e. Plan for micro units, townhomes, 200 units total.
- f. One story will be coffee/coworking/ public space
- g. Lindsey warehouse will have retail, the masonry is not of historic significance, have large divided light windows. It's the least significant, but want to do something cool that fits with the other buildings.
- h. Want one or two users that could do one or two stories with a rooftop type food/bev place.
- i. Parking lot will remain and be updated. Serve as residential and commercial parking. 31 existing spots. 90-100 units will be inside. Some will be below grade, but can't build through the bedrock. Aware about it from the Geotech report.
- j. No future phases planned right now.
- k. BKV is in the neighborhood and wants to also have more greenspace, The more green the better.
- l. Mark – look at the city's plan for effectively planting city trees. Look at the plan, since they are redoing the sidewalk anyway, will plant trees
- m. There will be a dog run in the backside of the building
- n. P&Z will give a conditional letter of support: Do the mailings to 1,000 ft. Put up a sign/rendering showing what the project will be. BKV will do that.
- o. Developer will update the group in the future.

**6. North Loop Green.** ESG and Hines.

- a. Acquired the Union Plaza, Dock Street Flats, T3 building. This is the best for last. Very complicated site. 3<sup>rd</sup> phase.
- b. Ultimate TOD site. Many elevation changes. ESG is the local partner. ESG did the Hewing, and many of the area restaurants/buildings
- c. Planning to move into the completed building in 3 years with 200 employees. Will subsidize all transit for their employees, no parking. Need to be more TOD
- d. Will have 3 levels of parking on 5<sup>th</sup>
- e. This site is considered the missing tooth of the NL
- f. 3D topography with the highways
- g. Combo of apartments, retail, office
- h. Opening up the plaza onto 5<sup>th</sup>.
- i. Very preliminary plans
- j. Activate the area under the highway with a park and dog run
- k. Access off of 3<sup>rd</sup> into the site.
- l. Geotechnical issues with the soft bedrock
- m. No plan to bridge over the train tracks, but make the sidewalk more connected and won't feel like a bridge
- n. MNDOT highways. Did a study around Ramp A, B, C. Look at a way to have a way down from the bridge the I-94 viaduct. Developer owns a portion of the land beneath the viaducts.
- o. This site will be the transition from the CBD to the warehouse district. Step down approach with the office building.
- p. Lots of green space planned.
- q. Perhaps a restaurant up there for the public to also enjoy the downtown views.
- r. Make a way for traffic to move through the site. "Grand Stairway"
- s. Exploring lots of ways to keep it programmed and active
- t. Easier to get to the transit
- u. Zoned OR – 2, which is lower than what is proposed.
- v. Have met with the Twins management
- w. Everyone knows it was not going to be a parking lot forever
- x. ESG will be making their home in the building
- y. Supergrid/campus like
- z. Offices will also have balconies
- aa. Breaking ground second quarter 2020. Office will open 2022.
- bb. Residential will be 37 stories.
- cc. Asking for a letter of support from the neighborhood. Will come back.
- dd. P&Z liked the plans, asked to better understand the planned pedestrian/bike connections, density not a concern from the members.

**7. Laura. North Loop Galley**

- a. Northend of the Nordic building on Washington. Will have outdoor seating on the patio and indoor. Some music.
- b. Rotating food bays, incubator type concept. 2 permanent stalls
- c. Looking for a license for 1 am weekends, 11 pm – 12 am on weekdays, 7 days a week
- d. Local people in the food incubator
- e. Anticipate opening in September
- f. Frontage on Washington
- g. Mark asked Laura to encourage United Properties the Nordic developer to do a better job of greening the area.

## **8. NL P&Z Notes of Support**

- a. One Minneapolis. David moved and Mark seconded. For general letter of support, unanimous vote.
- b. Duffey. Conditional letter of support. Irina moves to support. NLNA support additional greening. Neil Amendment - want them to come back and tell more about their greening. Unanimous passing
- c. North Loop Green:
  - 1. -Concern with the 37 stories. Likes the step down. In a transitional space for the density. The style is very elegant.
  - 2. -Zoning is allowable to be high. 2040 says 30 stories. Conditional letter of support.
  - 3. -Greening needed
  - 4. -Unanimous support, Neil Reardon - abstention from vote.
- d. NL Galley:
  - 1. – Unanimous support
- e. Irina and Joe voted as co-chairs of the committee

**Adjourned at 8:00 P.M.**